

Planning Board Minutes of December 3, 2013

Present:

Brian Perry, Chairman
Daniel Kowalik
Robert Anderson
Mary Jane Shonn
Brian Murray, Alternate
Don Shonn, Attorney
Michael Borth, Code Enforcer
Paul Bowers – Wm. Schutt & Associates
Jon Cummings – Public Works Manager

Absent:

Meeting Began: 7:05 pm.

Chairman Perry opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Kowalik and seconded by Anderson to approve the minutes of the Planning Board Meeting of October 29, 2013. Carried unanimously

Akron Village Commons

Paul Stephen and Noel Dill from Akron Village Commons along with their engineer Michael Metzger came before the Board to address the letter of comments (attached) from Paul Bowers regarding the subdivision. Mr. Bowers began the review of the letter at which time Mr. Metzger stated that the subdivision plans are the very same as the plans previously approved by this Board for the former Developer. He felt the changes in the letter would change the plans drastically, therefore, refuting the previous approved plans. Village Engineer Bowers stated that the plans were approved with Phase 1 coming off of Hake Road not Clarence Center Road as indicated in the new Phase 1A, making drainage an issue. A lengthy discussion regarding the drainage, infrastructure, phase 1A and phase 1B was held with further questions directed to the kind of home planned for this development. Mr. Dill assured the Board that the homes would be a modular style home which would

average 1600 square feet primarily single story with gas heat and basements optional; they will not be mobile homes. Mr. Dill explained that the reason for Phase 1 is to build up to 2 to 4 model homes, as previously stated, to become the Sales Center to promote the development and Phase 2 would include the lots sold first. Mr. Stephen explained that they are investing a lot of money into this project and will not just build the first two homes and leave; they want to promote this development by promoting the Village and offer affordable living for those who want to down size. Village Attorney recommended that the show homes would have a temporary CO for showroom purposes only and if the developer ever wanted to sell the show home they would have to complete the improvements. Also mentioned was the fact that the Developer would take care of snow plowing until the Village accepted the road and an HOA maybe be established to take care of all common areas. Public Works Manager, Jon Cummings, stated that this project is on a "what if" theory, you would sell the homes as the market holds but what if the market isn't favorable, where does that leave the Village. He would rather not see the Village with a short dead end road with 2 to 4 houses on it with temporary CO's. The Board agreed that they would really like to see a phased plan going forward showing each phase and what order they would be built in. Mr. Stephens assured the Board that there is an uncertain risk, but they are determined to fill the subdivision one phase at a time as soon as possible. Mr. Metzger stated that he would send the Village five sets of plans that would show the different phases which would also have an electrical plan as well. Mr. Bowers and Mr. Metzger will meet on Thursday to go over what plans the Village has and the NOI will also need to be updated.

Kurt Schie – Rezoning of 42 Jackson Street

Village Attorney Shonn stated that the SEQR has been submitted and the letters of Lead Agency will be sent out. The letters will have a 30 day waiting period for any response. Village Engineer Bowers has reviewed the SEQR and has a list of comments which he sent to Village Attorney Shonn. A Public Hearing was held at the Village Board on November 18, 2013; reopened on December 2, 2013 and has been adjourned until January 6, 2014 until the completion of the SEQR process. After a short discussion regarding some of the comments that Engineer Bowers had, Mr. Metzger assured the Board that he would make the appropriate changes on the SEQR and email it back to Attorney Shonn. Lastly questions regarding the need for I-2 vs I-1 were discussed. Chairman Perry said that at the last Planning Board meeting, the Planning Board's recommendation should have been tabled to allow for all the necessary information to be presented and to have the new Code Enforcement Officer in the position to present his interpretation of the I-1 and I-2 zone uses. The issue is now in the hands of the Village Board.

Training Several Board Members highly complimented the One Region Forward training held in December 2013.

Meeting adjourned at 8:27 P.M. on a motion from Anderson and seconded by Forrestel. Carried Unanimously

Next Planning Board meeting: Tuesday January 21, 2014

Submitted by:

Brian Perry, Planning Board Chairman